

SNAPSHOT of HOME Program Performance--As of 06/30/11
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): **Malden Consortium**

State: **MA**

PJ's Total HOME Allocation Received: **\$44,873,271**

PJ's Size Grouping*: **B**

PJ Since (FY): **1992**

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*		
					Group	B	Overall
Program Progress:				PJs in State:	19		
% of Funds Committed	94.69 %	95.73 %	10	92.63 %	65	64	
% of Funds Disbursed	89.75 %	90.86 %	11	86.67 %	63	66	
Leveraging Ratio for Rental Activities	5.29	8.81	1	5.03	100	100	
% of Completed Rental Disbursements to All Rental Commitments***	100.00 %	92.93 %	1	88.14 %	100	100	
% of Completed CHDO Disbursements to All CHDO Reservations***	70.19 %	75.03 %	14	76.19 %	30	31	
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	76.85 %	82.21 %	16	81.48 %	26	29	
% of 0-30% AMI Renters to All Renters***	41.45 %	52.16 %	16	45.62 %	40	41	
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	100.00 %	97.79 %	1	96.17 %	100	100	
Overall Ranking:				In State:	14 / 19	Nationally:	56 60
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$36,949	\$28,474		\$28,750	661 Units	44.90 %	
Homebuyer Unit	\$21,927	\$17,035		\$15,714	550 Units	37.40 %	
Homeowner-Rehab Unit	\$24,558	\$15,657		\$21,140	260 Units	17.70 %	
TBRA Unit	\$0	\$4,084		\$3,230	0 Units	0.00 %	

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (59 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (216 PJs)

C = PJ's Annual Allocation is less than \$1 million (287 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Malden Consortium MA

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$200,873	\$131,273	\$29,203
State:*	\$161,842	\$107,277	\$23,238
National:**	\$103,194	\$78,960	\$24,147

CHDO Operating Expenses:
(% of allocation)

PJ:	1.6 %
National Avg:	1.2 %

R.S. Means Cost Index: 1.19

	Rental %	Homebuyer %	Homeowner %	TBRA %		Rental %	Homebuyer %	Homeowner %	TBRA %
RACE:					HOUSEHOLD TYPE:				
White:	61.4	39.7	85.2	0.0	Single/Non-Elderly:	31.6	32.6	23.3	0.0
Black/African American:	6.4	8.4	5.4	0.0	Elderly:	25.6	1.3	30.0	0.0
Asian:	2.6	5.6	1.2	0.0	Related/Single Parent:	25.1	16.6	15.2	0.0
American Indian/Alaska Native:	0.8	0.5	0.0	0.0	Related/Two Parent:	15.3	42.4	23.3	0.0
Native Hawaiian/Pacific Islander:	0.0	0.0	0.0	0.0	Other:	2.4	5.6	8.2	0.0
American Indian/Alaska Native and White:	0.0	0.0	0.0	0.0					
Asian and White:	0.0	0.0	0.4	0.0					
Black/African American and White:	0.3	0.2	0.0	0.0					
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0					
Other Multi Racial:	0.6	1.6	0.0	0.0					
Asian/Pacific Islander:	1.4	2.2	1.2	0.0					
ETHNICITY:									
Hispanic	26.6	41.7	6.6	0.0					
HOUSEHOLD SIZE:					SUPPLEMENTAL RENTAL ASSISTANCE:				
1 Person:	49.2	24.4	36.6	0.0	Section 8:	23.9	0.2 [#]		
2 Persons:	19.2	23.7	30.4	0.0	HOME TBRA:	0.0			
3 Persons:	14.5	17.7	11.3	0.0	Other:	4.1			
4 Persons:	10.4	20.8	15.6	0.0	No Assistance:	72.0			
5 Persons:	5.0	9.3	3.5	0.0					
6 Persons:	1.4	2.6	1.9	0.0					
7 Persons:	0.2	0.9	0.8	0.0					
8 or more Persons:	0.2	0.7	0.0	0.0					
					# of Section 504 Compliant Units / Completed Units Since 2001				79

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



— HOME PROGRAM —
SNAPSHOT WORKSHEET - RED FLAG INDICATORS
 Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Malden Consortium State: MA Group Rank: 56
 (Percentile)
 State Rank: 14 / 19 PJs Overall Rank: 60
 (Percentile)
 Summary: 0 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 85.50%	100	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 60.40%	70.19	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	76.85	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 92.15%	100	
"ALLOCATION-YEARS" NOT DISBURSED***		> 2.980	1.63	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2006 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

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